

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority – Levy of Special/enhanced Development Charges for the area upto 500 Mtrs. on either side of certain Roads developed by the VGTM UDA - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₂) DEPARTMENT

G.O.Ms.No.346,

Dated:09.08.2010.

Read the following:

1. G.O.Ms.No.439, M.A. & U.D. Department, dated:13.06.2007.
2. G.O.Ms.No.678, M.A. & U.D. Department, dated:07.09.2007. .
3. From Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada, Letter No.Rc.C8-1439/2009, dated:22.05.2009.
4. Govt. Letter No.8704/I₂/2009-1, Dated:28.08.2009.
5. From Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada, Letter No.Rc.C8-1439/2009, dated:24.11.2009.

O R D E R:

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has stated that they proposed to develop the following link roads/bypass roads around the limits of Municipal Corporations of Vijayawada and Guntur to ease the traffic congestion in both the Cities and to create new linkages between the major arterial roads around these two cities by incurring expenditure of an amount of Rs.67 crores from out of the amount collected towards developments charges in the next one or two years without any financial commitment to the Government:

- (i) Link road connecting Bandar Road (NH 9) and Eluru Road (NH5) as 100'-00" road.
- (ii) Inner ring road connecting NH 9 and NH 5 adjacent to the limits of Municipal Corporation as 100'-00" road:
- (iii) Inner Ring road for Guntur City which is divided into four phases connecting NH-5 to NH-5 via Amaravathi road, JKC College road & Nallapadu road.

2. The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has also stated that after formation of the above three roads, the surrounding areas on both the sides of these roads will be developed at a faster rate and the land costs along these roads will get increased automatically. The land /plot owners abutting on either side of these roads will get benefited in the event of the formation of Master Plan/ZDP roads. He has, therefore, proposed to levy the Special Charges for the areas up to 500 Mts. on either side of the above three roads and any other roads developed by the Authority by spending its financial resources. The amount realized Special Charges will be deposited in the escrow account for a period of 33 years or till the recovery of the project cost and the same will be utilised for repayment of loans over a period of time with out expecting any financial assistance from the Government.

3. The Vice-Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has requested to approve the proposal to levy the Special Charges as per rule 16 of the Revised Building Rules issued in G.O.Ms.No.678. Municipal Administration and Urban Development

Department, Dated:07.09.2007 for the areas up to 500 mtrs as specified with survey Nos. on either side of three roads developed by Vijayawada Guntur Tenali Mangalagiri Urban Development Authority.

4. The Vice-Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority has further requested to issue instructions to all the Municipal Corporations / Municipalities / Gram Panchayats falling in the areas of the above three roads, to grant development permits in their respective jurisdiction irrespective of delegation of powers as the case may be, only after production of receipts depositing the Special Charges in the separate account in the specified infrastructure project areas.

5. Government, after careful consideration of the matter decided to accept the above proposal and accordingly, in exercise of the powers conferred under Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 read with Section 6 of the Revised Building Rules, 2007, issued in G.O.Ms.No.678, Municipal Administration and Urban Development Department, Dated:07.09.2007, Government hereby permit the Vijayawada Guntur, Tenali Mangalagiri Urban Development Authority to levy the Special charges, for the area upto 500 Mts. on either side of the following Roads developed by the said authority in the Urban Development Authority area at the rates as specified in the Annexure-I and in Sy.Nos./R.S.Nos./D.Nos. as specified in the Annexure-II,III,IV respectively, appended to this order:

- (i) Link road connecting Bandar Road (NH 9) and Eluru Road (NH5) as 100'-00" road.
- (ii) Inner ring road connecting NH 9 and NH 5 adjacent to the limits of Municipal Corporation as 100'-00" road:
- (iii) Inner Ring road for Guntur City which is divided into four phases connecting NH-5 to NH-5 via Amaravathi road, JKC College road & Nallapadu road.

6. The Special Charges so collected shall be deposited in a separate escrow account created for this purpose by Vice-Chairmen, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority for a period of 33 years or till the recovery of the project cost which ever is earlier and the amounts shall be utilized for the developmental activities and repayment of loans over a period of time.

7. Government further direct that all the Municipal Corporations / Municipalities / Gram Panchayats falling in the areas of the above three roads, irrespective of delegation of powers to them shall levy the Special Charges sanctioned in para-5 above and grant development permissions in their respective jurisdiction, only after production of receipts depositing the Special Charges in the escrow account created for this purpose by Vice-Chairmen, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority in favour of VGTMUDA and release the development permission there after only.

8. The Commissioner of Printing, Stationary and Stores Purchase shall publish these orders in the next issue of the Andhra Pradesh Gazette and supply 500 copies to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner, Printing Stationary and Stores Purchase, Hyderabad.

The Vice-Chairmen, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

The Commissioner, Vijayawada Municipal Corporation, Vijayawada.

The Commissioner, Guntur Municipal Corporation, Guntur.

The Commissioners of Tenali, Mangalagiri Municipalities.

The District Collectors of Guntur, Krishna Districts.

Copy to:

The Director of Town and Country Planning, Hyderabad.

The P.S. to Principal Secretary to Chief Minister.

The P.S. to Minister for Municipal Administration.

The P.S. to Principal Secretary to Govt.(UD), MA&UD Dept..

The Law (A) Department.

Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER

ANNEXURE – I					
<u>(Annexure to G.O.Ms.No.346, MA & UD (I₂)Dept., Dated: 09.08.2010)</u>					
RATES OF SPECIAL/ENHANCED DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTION 16 OF THE REVISED BUILDING RULES, 2007 FOR THE AREAS IN THE VICINTY OF 500 MTS ON EITHER SIDE OF THE INNER RING ROAD – VIJAYAWADA, LINKROAD CONNECTING BANDAR ROAD & ELURU ROAD – VIJAYAWADA AND INNER RING ROAD – GUNTUR:					
Rates in Rs. per Sq.mt.					
		Special/enhanced Development Charge			
		Abutting the road		Other than abutting the road	
		For Land	For Built up Area	For Land	For Built up Area
<u>I. Institution of use</u>					
a.	Vacant to Residential	40	50	20	25
b.	Vacant to Commercial	50	60	25	30
c.	Vacant to Industrial	30	60	20	30
d.	Vacant to Recreational	30	60	15	15
<u>II. Change of land use</u>					
a.	Recreational to Residential	125	60	35	25
b.	Recreational to Commercial	150	60	30	40
c.	Recreational to Industrial	125	60	30	40
d.	Recreational to Misc.	125	30	30	40
e.	Agricultural Conservation or Green Belt to Residential	100	60	30	30
f.	Agricultural Conservation or Green Belt to Commercial	125	75	30	40
g.	Agricultural Conservation or Green Belt to Industrial	100	75	30	40
h.	Agricultural Conservation or Green Belt to Miscellaneous	40	40	25	25
i.	Residential to Commercial	125	75	30	40
j.	Residential to Industrial	60	60	30	40
k.	Residential to Misc.	60	60	30	40
l.	Commercial to Residential	40	40	30	25
m.	Commercial to Industrial	50	60	30	25
n.	Commercial to Misc.	40	30	30	25
o.	Industrial to Residential	40	40	30	25
p.	Industrial to Commercial	80	60	40	40
q.	Industrial to Miscellaneous	40	40	30	25
r.	Miscellaneous to Residential	40	40	30	25
s.	Miscellaneous to Commercial	80	60	40	40
t.	Miscellaneous to Industrial	60	60	30	40

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER

ANNEXURE – II**(Annexure to G.O.Ms.No.346, MA & UD (I₂)Dept., Dated: 09.08.2010)****(I) DETAILS OF SURVEY NUMBER FALLING IN 500 MTRS. DISTANCE ON EITHER SIDE OF LINK ROAD CONNECTING BANDAR ROAD (NH 9) AND ELURU ROAD (NH 5) AS 100'-00" ROAD:****Phase – I****Jakkampudi :**

259 (P), 260, 241 (P), 242 (P), 244, 245, 248, 249, 262.

Gollapudi :

366, 369, 375(P), 376, 377 (P).

Ambapuram :

25 (P), 26, 27,28, 29(P), 30(P), 31, 32(P), 33, 34, 35(P),37(P), 38(P), 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 (P), 50(P), 66 (P), 67 (P), 68 (P), 69 (P), 87 (P), 88, 89, 90, 91, 92, 93, 94,95, 96,97,98, 99, 100,101(P),104,105,106.

Payakapuram :

60 (P), 61(P), 62(P),76.

Mutyalamapadu :

2, 3, 4, 5, 8.

Vijayawada :

2, 4, 5(P), 8 P,10 P,11 P,12,13,14,17,19, 23 & 24 (P).

Vidyadharapuram :

51, 52, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69,75,78, 80(P), 84(P),

Phase – II**Gunadala :**

2 , 3, 4, 5, 8, 9, 10, 12, 18(P), 19(P), 29(P), 31(P), 32(P), 45(P), 46(P), 47(P), 48(P), 54, 55, 58, 59, 60, 62, 63, 68, 69, 71(P), 74(P), 76, 79, 80, 82(P), 83, 85, 88, 91, 93, 94, 97, 98, 101(P), 112(P), 113(P), 114, 115, 116, 117, 118,119,123,126, 127, 128, 129, 130, 131, 132, 133(P), 134(P), 135(P).

Ramavarappadu :

2, 4, 7(P) , 8, 9, 14(P), 15, 16, 17, 18, 19, 20, 21(P), 22, 23(P), 71(P), 72, 73, 74, 75, 76, 77, 78, 79.

K.Kandrika :

[64(P), 65, 66(P),69 Rehabilitation scheme] 71, 72, 73.

Nunna :

792(P),793(P), 794, 795, 796, 797, 798, 799, 800, 801, 802, 803(P), 804(P), 811(P), 812, 813, 814, 815, 827, 828(P),829(P), 833,834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845(P), 846(P), 847(P).

Payakapuram :

4(Burial Ground), 6,12, 13(P) , 51(P),52, 78(P), 80.

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**SECTION OFFICER**

ANNEXURE – III**(Annexure to G.O.Ms.No.346, MA & UD (I₂)Dept., Dated: 09.08.2010)****II. DETAILS OF R.S.Nos FALLING IN 500 MTRS. DISTANCE ON EITHER SIDE OF THE INNER RING ROAD CONNECTING NH 9 AND NH 5 ADJACENT TO THE LIMITS OF MUNICIPAL CORPORATION AS 100'-00" ROAD:****PORANKI :**

R.S.No's : 2, 3, [7 (P) 1], 8, 9,10,11,12,13, [14 (P), 2A, 2B, 2C, 3A, 3B], 15(P), 1A1, 1A2, 1B, 1C1, 1C2, 1C3, 19(P) 1A, 1B, 2, 20, 21, [22 (P) No sub Division], 25(P) 1A, 1B, 1C, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36(P) 1(P), 37(p) 1(P), 40(P) 1(P), 2(P), 3(P)' 41, 42, 43, 44, 45, 46, 47, 48, 49(P) 1(P), 2, 3, 4(P), 51(P), 1(P), 7, 8, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61(P), 1(P), 7,8, 389, 392, 393, 394, 395(P), 1(P), 2(P), 397(P), 1, 2A, 2B, 3A, 3B, 4, 5,6, 398, 399, 400(P) Sketch not available, 402(P) 1,2, 403, 404, 405, 406, 407 (P), 1, 2A, 2B, 3, 4, 5A(P), 5B (P), 408(P), 1, 2A, 2B, 2C, 3, 4, 5 (P), 411(P), 1, 2(P), 5(P).

KANURU :

[R.S.No's 70 (P) No Sub Division], 71 (P) 2A, 2B, 2D, 2E, 72(P) 2,3, 4A, 4B, 5A, 5B, 75, 76, 77, 78, 79, 80, 81, 82, 83] Auto Nagar Lay-out 89, 90 [95 (P) 2], 96, 97, 99, 102, 103, 104, 106, 107, 108(P), 1, 4, 5,6, 109(P) 2,3, 110 (P) 4A, 4B, 1, 111, 112, 113, 114, 117, 118, 119, 120(P) 4A, 4B, 269(P) 1,2, 271(P) 2, 3 (P), 272, 273, 274, 275, 278, 281(P) No sub- Division, 286, 287, 288, 29, 290, 291, 292, 293, 294, 298.

ENIKEPADU :

211, 209, 212, 213, 217, 189(P)

NIDAMANURU :

122, 123, 124, 125(P), 128, 131, 127 (P), 130 (P)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER

ANNEXURE – IV**(Annexure to G.O.Ms.No.346, MA & UD (I₂) Dept., Dated: 09.08.2010)****III. DETAILS OF D.Nos. FALLING IN 500 MTRS. DISTANCE ON EITHER SIDE OF THE INNER RING ROAD FOR GUNTUR CITY WHICH IS DEVEIDED INTO FOUR PHASES CONNECTING NH-5 to NH-5 VIA AMARAVATHI ROAD, JKC COLLEGE ROAD & NALLAPADU ROAD :****AGATHAVARAPPADU VILLAGE :****North:**

175[p], 172[p], 171[p] [Water Channel], 134[old NH-5], 127/C[p], D[p], E[p], 131[p], 130/C,D,E, 132, 133, 135, 136, 137, 139/B,E, 141.

South:

139/D, 140/B, 138, 86[Donka], 142, 85/D,E, 87/A, 89/C[p], E[p], 88/B[p], 89/E[p], 143[p], 144[p], 146[p], 150[p], 149[p], 148[p], 147[p].

AGATHAVARAPPADU VILLAGE :**North:**

127/A[p], B[p], 128[p], 129, 130/A,B, 38[Donka], 39[p], 41[p], 42, 43, 44, 45, 46, 47, 48, 49[cheruvu], 50, 51, 52, 10[p], 11[p], 13[p], 14, 15[p], 17[p], 19[p], 20, 21[p], 31[p] 32[p], 33[p], 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 67, 68, 69, 70, 71, 72, 73, 75, 76[Donka].

South:

64, 65, 66, 74, 77, 78, 79, 80, 81, 82, 83, 84, 85/A,B,C, 87/B, 88/A, 89/B[p], 94/B[p], 102[p], 103[p], 104, 105[water channel], 106, 107, 108, 109, 110, 112, 113, 114, 115[p].

REDDYPALEM / GUNTUR :**North:**281, 282, 283, 284, 285, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 327, **328.****South:**

266[p], 267, 268, 269, 270, 271, 272, 273, 274[p], 275, 276, 257[p], 258[p], 259, 260[p], 261, 262[p], 277, 278[Donka], 279, 280[Donka], 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 367, 368, 369, 370, 371[p], 323, 324, 325, 326, 329, 330, 331, 332, 333, 334, 335, 336, 337[p], 338[p], 339[p], 340[p], 341, 342, 343, 344, 345, 346[p].

GORANTLA :**North:**

1, 2, 3, 12[p], 13, 14[p], 15[p], 37[p], 38, 39, 40, 41, 42, 43, 44[p], 45[p], 46, 47, 48, 49, 50[p], 60[p], 61[p], 62, 63, 64, 65, 66, 67[p], 73[p], 77[p], 78[p], 79, 80, 81, 82, 83, 84[Donka], 85, 86,87[p], 101[p], 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114[p], 116[p], 117[p], 118, 119, 120, 121, 123, 124, 125, 126[p], 129[p], 130, 131, 132, 133[p], 134[p], 135[p], 136[p], 137[p].

KORITEPADU :**South:**

98[p], 99, 100, 101[p], 113, 114, 115, 116[p], 117, 118, 119, 120, 121, 122, 123[p], 124, 125, 126, 127, 128, 129, 130, 131, 132[p], 134[p], 137[p], 138, 139[p], 140, 142 143[p], 144[p], 146[p].

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